

Project Cost Estimates for Historic City Hall Adaptive Re-Use as a Cultural Center and Home to Nonprofit Cultural Organizations

Former Phase 1: Useable and Attractive Cultural Center (in 2020 dollars)

1. Construction		
a. Division 1 – General Requirements		\$ 58,000
b. Division 2 – Site Construction		24,630
c. Division 3 – Concrete		3,960
d. Division 4 – Masonry		12,000
e. Division 5 – Metals		35,000
f. Division 6 – Woods & Plastics		26,775
g. Division 7 – Thermal & Moisture Protection		90,300
h. Division 8 – Doors & Windows		73,940
i. Division 9 – Finishes		113,620
j. Division 11 – Equipment		56,400
k. Division 12 – Furnishings		7,400
l. Division 15 – Mechanical/Plumbing		95,000
m. Division 16 – Electrical		37,500
n. Contingency (20%)		123,505
o. Contractor Fee (18%)		113,855
p. Insurance (1.5%)		9,490
q. Bonding (3%)		18,980
2. Full Service Design Fees	a.	72,000
Contingency (10%)		7,200
b. Preliminary TI Floor Plans		6,415
3. Grant Writing Fees	a.	10,000
Contingency (10%)		1,000
4. Owner's Representative Fees	a.	10,000
Contingency (10%)		1,000
5. Coalition Funding Administration Fees		10,000
6. Estimated Permit Fees		7,000

\$1,024,970

Grand Total Phase 1 Project Cost Estimate

Former Phase 2: Complete, Historically Resonant, and Useable Project (in 2019 dollars)

1. Construction

a. Division 1 – General Requirements	\$ 4,000
b. Division 6 – Woods & Plastics	14,850
c. Division 7 – Thermal & Moisture Protection	1,360
d. Division 8 – Doors & Windows	22,560
e. Division 9 – Finishes	60,410
f. Division 11 – Equipment	37,800
g. Division 12 – Furnishings	5,184
h. Division 15 – Mechanical/Plumbing	22,050
i. Division 16 – Electrical	14,750
j. Contingency (20%)	31,393
k. Contractor Fee (18%)	29,470
l. Insurance (1.5%)	2,455
m. Bonding (3%)	4,910

2. Full Service Design Fees

Phase 1 Project Cost

a. Identify separate stand-alone bid package and construction administration support	3,000
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3. Grant Writing Fees

2,500

a. Contingency (10%)	250
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4. Estimated Permit Fees

3,500

Grand Total Phase 2 Project Cost Estimate (as Stand-Alone Project)	\$260,690
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